

# PLANNING COMMISSION REPORT



MEETING DATE: October 13, 2004

ITEM No. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**Drift - 6-ZN-2004 & 16-UP-2004**

## REQUEST

- Request to approve rezoning from Highway Commercial with Parking District 3 and Downtown Overlays and Passenger Automobile Parking with Downtown Overlay (C-3/P-3 DO and P-2 DO) to Central Business District with Parking District 3 and Downtown Overlays (C-2/P-3 DO).
- Request to approve a conditional use permit for bar, located at 4341 N. 75<sup>th</sup> Street.

### Key Items for Consideration:

- **Staff recommends denial of these applications.**
- Applicant proposes to replace the existing parking lot with a patio, outdoor bar area, pool and two jacuzzis.
- Potential adverse impacts on surrounding office uses and pedestrian-oriented activities from the proposed use.
- Appropriateness of a pool and jacuzzi as accessory uses to a stand-alone restaurant/bar.
- Rezoning results in the removal of 13 parking spaces currently located on-site.
- The applicant proposes using remote parking agreement and in-lieu spaces to satisfy the City's parking requirements.
- Live entertainment is not part of the applicant's request.

## OWNER

Flip Weber & Associates  
480-483-3117

## APPLICANT CONTACT

Greg Donnally  
Drift  
602-418-1872

## LOCATION

4341 N 75th St

## BACKGROUND

### Zoning.

The site is currently zoned C-3/P-3 DO and P-2 DO. The existing restaurant/bar building is located within the C-3/P-3 DO district, while the parking lot on the north side of the building is located within the P-2 DO district. The C-3 zoning district(s) is intended to permit most types of commercial activities, and the P-3 provides parking credits. The P-2 zoning district is intended to provide off-street parking.



**General Plan.**

The General Plan Land Use Element designates the property as Office Residential, Development Type 2 (OR-2). This category includes a variety of office and commercial uses and mixed-use development. The Development Type refers to the site development standards that are applied with the Downtown zoning. In Development Type 2, the emphasis is on intermediate-scaled structures, but also allows for large scale development. The C-2 zoning district is usually associated with the central business district and downtown uses. The proposed rezoning is in conformance with the General Plan.

**Context.**

The site is located north of Stetson Drive, on the east side of 75<sup>th</sup> Street. The site includes 14,400 gross square feet and is developed with a restaurant/bar building on the south side and a parking lot on the north side of the site.

Surrounding land uses and zoning are described in the table below.

	<b>General Plan Designation</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	OR-2	C-3/P-3	Restaurant/Bar (Tequila Grill)
<b>East</b>	OR-2	C-3	Shopping Center
<b>South</b>	OR-2	C-3/P-3	Vacant Lot
<b>West</b>	OR-2	C-3	Office Building

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

The applicant's request for rezoning and a bar use permit is to expand Drift's restaurant/bar patio area to include a swimming pool, two jacuzzis, an outdoor bar, additional seating, restrooms, and landscape areas.

**Development Information.**

- *Existing Use:* Bar. Grandfathered without Bar Use Permit. Expansion requires Conditional Use Permit approval.
- *Buildings/Description:* One single-story building
- *Parcel Size:* 14,400 sq. ft.
- *Building Floor Area:* 3,688 sq. ft.
- *Existing Patio Area:* 907 sq. ft.
- *Proposed Building Addition (restrooms)* 141 sq. ft.
- *Proposed Patio Extension:* 2,743 sq. ft. Represents a 60% expansion of the existing business.

**Key Issues.**

- Compatibility of this use with office uses in the nearby area:
  - Potential noise impacts to surrounding properties from the outdoor use.
  - Visual impacts and resulting disruption of daytime and nighttime pedestrian uses.
- Safety and security concerns due to the pool/jacuzzis public visibility and accessibility during Drift's closed hours.
- A pool and jacuzzis as an improper accessory uses to a stand-alone restaurant/bar use.
- Loss of 13 physical parking spaces in the Downtown for a pool/jacuzzi use.

## IMPACT ANALYSIS

**Traffic.**

Approval of the rezoning and associated use permit will result in the addition of 2,815 square feet of outdoor patio area. The additional patio area will likely result in an increase of 43 trips during the peak hour for the restaurant/bar, with 32 trips during the peak hour for the adjacent street system. This additional traffic is not anticipated to have an impact on the adjacent street system. It is expected that the majority of site traffic will be generated during off-peak hours for the city's street traffic.

**Parking.**

With the expansion, 28 spaces are required for the use. The applicant proposes 19 remote parking spaces located across 75<sup>th</sup> Street, in the office building's parking garage. These spaces would be leased by agreement for at least 5 years. The applicant would provide the 9 remaining spaces by purchasing permanent in-lieu parking spaces through the City.

**Police/Fire.**

The Police and Fire Departments have reviewed the proposed plan. The Police Department has accepted the submitted Security and Maintenance Plan, and requested a phone be added near the pool in the event of an emergency. Although the Police Department has had no significant issues with the current Drift restaurant operations, the Police Department does share some of the concerns regarding potential impacts created by the pool use in conjunction with a bar and expanded liquor license.

**Downtown Group.**

The City formed the Downtown Group early this year with the responsibility of focusing on the overall vitality of downtown and Downtown planning efforts. The Downtown Group shares Planning and Development Services concern for the pool and Jacuzzi request and favors more passive water features as a way to enhance the proposed business/patio expansion.

**Policy Implications.**

- Approval to rezone the P-2 parking lot could result in other requests to convert private parking spaces to other uses in the Downtown. An objective identified during the discussion and adoption of the Downtown Overlay was the importance of existing physical parking spaces in the Downtown.

- Approval of the Use Permit establishes the pool and jacuzzis as accessory uses to a bar. The City has seen only one other pool accessory use to a bar, known as The Works (7223 E. 2<sup>nd</sup> Street). The Works operated in the mid-1990s and is no longer in business (closed in approximately 1997). The Works posed a number of serious public safety issues, and police responded to numerous calls while the business operated with a pool and liquor license. Other examples where restaurant/bars are seen together with pool/jacuzzis are where both are accessory uses to a hotel and/or resort. In these cases, the pool area is often screened or buffered from off-site, has limited hours, and is under surveillance 24 hours/day. In addition, at hotels, guests have changing facilities in their rooms and the pool is usually one of many amenities offered.

#### **Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - *Noise arising from pool uses could be disruptive to retail/service and office uses in the area. The applicant also proposes outdoor speakers to play background music. Proposed lighting includes low-wattage landscape-type light. The lighting analysis provided by the applicant shows no adverse lighting impacts to surrounding properties. No smoke, odor, dust or vibration impacts are anticipated.*
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - *Additional traffic from this use is not expected to have an adverse impact on adjacent street systems.*
  3. There are no other factors associated with this project that will be materially detrimental to the public.
    - *The pool and jacuzzis may pose a safety hazard during Drift's closed hours, as these facilities are publicly visible and potentially accessible.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - *The proposed bar with pool and jacuzzis is not reasonably compatible with other uses in the area due to the outdoor nature of the use together with the small size of the site, lack of screening and buffering, close proximity to the public right-of-way, and close proximity to office uses.*
  - *A bar use with passive water features, such fountains or lily ponds, would be reasonably compatible with the types of uses in the surrounding areas, which include restaurants and bars with patio*

*amenities for eating and drinking.*

- C. The additional conditions specified in Section 1.403, as applicable, are itemized below.
1. Use will not disrupt existing balance of daytime and nighttime uses.  
*The intended peak hours of business are daytime Saturday and Sunday during the summer months. It is anticipated that weekend evenings also will be peak times. These are typically off-hours for the office uses in the area, which will mitigate some of the noise and parking impacts from this use. Surrounding retail and commercial services uses that are open on the weekends may be disrupted from noise emanating from the proposed outdoor uses.*
  2. Use will not disrupt pedestrian oriented daytime activities.  
*The proposed expansion will not impact the current pedestrian access along 75<sup>th</sup> Street. However, the pool area is highly visible from the street.*
  3. Use will not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use will promote diversity of first floor uses along the street.  
*The proposed restaurant/bar is located in a single-story freestanding building that historically has been used for restaurant/bar use. The east adjacent shopping center backs onto the alley shared with Drift. It is not expected these retail uses would be displaced with the proposed use.*
  4. An active management and security plan shall be implemented and maintained for the business.  
*The Police Department has reviewed and approved the applicant's Security and Maintenance Plan.*
  5. Use shall not adversely impact existing adjacent properties for residential uses.  
*There are no adjacent residential uses to this project. The closest residential use is an apartment complex (San Marin) located about 420 feet to the southwest. The patio area predominantly will be located on the north side of the site, away from these apartments. The next closest residential-type use is a Hampton Inn hotel located off Civic Center Plaza, about 650 feet to the northwest. The applicant has not proposed any specific methods for buffering the apartment complex and hotel.*
  6. Applicant shall demonstrate how noise and light generated by the use will be mitigated.  
*The applicant provided a noise statement that describes the source of noise and mitigation. Activities that will generate noise include the patrons on the patio and the outdoor speakers playing background music (no live entertainment is proposed). The applicant anticipates that the source of noise will be mitigated through the use of a solid wall on the east side of the patio and*

*landscaping. In addition, the applicant cites the existing shopping center building to the east, and the restaurant/bar building wall to the north as helping dampen noise. Staff has a concern with the openness of the proposal and potential noise issues coming from the large open-air patio proposal.*

*Proposed lighting includes low-level landscape lighting. The lighting analysis provided shows low light levels at the perimeter of the site.*

7. Applicant shall demonstrate that the use will not exceed capacity for parking and traffic in the area.  
*A traffic impact study was prepared by the applicant (see attachment #7) and reviewed by Transportation staff. The additional traffic is not anticipated to have an impact on the adjacent street system. It is expected that the majority of site traffic will be generated during off-peak hours for the city's street traffic.*

*Parking requirements for the use may be met with the proposed remote parking agreement and permanent in-lieu spaces. The applicant proposes removing all on-site parking. The two existing handicapped parking spaces would be replaced by an on-site parking space located south of the building entrance.*

8. Required parking for the use shall be within 600 feet of the property and shall not be separated from the property by an arterial street.  
*All required parking for the establishment is located within 600 feet of the site or satisfied through the city in-lieu parking program (see attachment 7 for remote parking location).*
9. After Hours Establishments must maintain a valid after hours establishment license.  
*The applicant is not proposing any after hours with this application.*

#### **Community Involvement.**

The applicant posted a 'Project Under Consideration' sign, mailed letters to property owners within 750' of the site, and held an open house meeting on March 25, 2004. There were no attendees at the meeting other than the Drift owner and City staff. The Drift owner also contacted surrounding businesses in person and received comment from one neighbor located one lot south of Drift. This neighbor is concerned about parking in the area. The Drift owner also received several comments in support of the project. Staff received several phone calls and one email letter from the concerned neighbor located one lot south of Drift, citing parking concerns. The email letter is included with the Citizen Involvement attachment (Attachment #8). Staff has received no other comments from the public regarding the proposed project.

#### **Community Impact.**

Staff anticipates adverse impacts to the neighboring Downtown uses from the

proposed rezoning and bar expansion with pool and jacuzzis. With the rezoning and subsequent development, 13 private parking spaces will be removed, which may increase demand for public parking resources. In addition, the bar expansion is anticipated to generate additional noise in the area, which is likely to be disruptive to surrounding uses. The application introduces an interesting concept in entertainment/dining by combining active water features with restaurant and bar. Typically, this combination is associated with resorts. Staff is concerned that the pool and jacuzzis may create public safety issues, including unauthorized access to the facilities when Drift is closed, and with alcohol being served in conjunction with the use, potential accidents in and around the pool. Finally, staff is concerned about the lack of screening from the public street and resulting visual impacts that could disrupt pedestrian activities in the area.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends denial of the rezoning and conditional use permit requests. A set of stipulations for each the rezoning case and the use permit case are provided in the event the Planning Commission chooses to recommend approval of these requests.

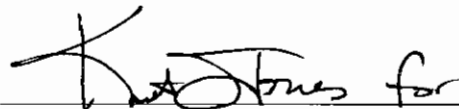
RESPONSIBLE  
DEPT(S)

**Planning and Development Services Department**  
Current Planning Services

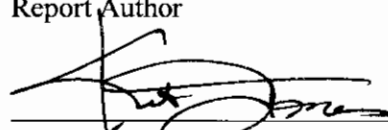
STAFF CONTACT(S)

Suzanne Colver  
Senior Planner  
480-312-7087  
E-mail: [scolver@ScottsdaleAZ.gov](mailto:scolver@ScottsdaleAZ.gov)

**APPROVED BY**



Suzanne Colver  
Report Author



Kurt Jones, AICP  
Director, Current Planning

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations—6-ZN-2004
- 5A. Stipulations—16-UP-2004
6. Remote Parking Location Map
7. Traffic Impact Report
8. Citizen Involvement
9. City Notification Map
10. Site Plan





Your Honor, The Mayor, Distinguished Council Members, and the Citizens of Scottsdale:

Greg Donnally on behalf of Drift Pacific Island Fusion L.L.C. is excited to submit this application for an expansion at Drift Restaurant and Tiki Bar. Drift is a two year old business that is operating in a building that has been of restaurant and bar use since it was built in 1962. Drift has had great success with its unique concept and we are excited for the opportunity to further our uniqueness within the "Entertainment District" in the Old Town Scottsdale area. Below are a history and a summary of our uniquely proposed restaurant/bar business.

**Description:** Drift is an upscale Restaurant and Tiki Bar that has a décor of the past Polynesian trends of the 50's. Drift, like most of downtown Scottsdale, is host to a very eclectic clientele base. Drift caters to the 25-45 year old clientele and is a popular choice among resort concierge's to send their discriminating guests. Drift intends to further its uniqueness by expanding its patio into the parking lot to the north-end of its current structure. The proposed expansion will include lush tropical landscaping, outdoor dining, an outdoor palapa style bar, a wading pool, and two Jacuzzis. Drift's patio expansion will provide the restaurant to capitalize on the numerous sunny summer weekend days by the pool. Drift will continue with its fun, upscale dining as well as strive to maintain the standard that the City of Scottsdale has come to expect from its businesses. Drift projects a large influx of business but expects to have the majority of its influx at an operating time where the surrounding tenants are not open and when the industry is at its usual, yearly low point. This is a new concept idea that I believe will enhance our current Restaurant/Bar and will also be a key destination point and attraction to the "Entertainment District" and the Old Town Scottsdale Revitalization currently happening. Drift's expansion will emphasize the "resort style", restaurant/bar pool area without the room rates so everyone can enjoy it during the summer on a daily basis. During the winter months, the patio will serve as a very intimate and uniquely landscaped setting for dining that will be enhanced by a soothing lit large water feature. Drift's intent is to run this operation with the utmost integrity and to maintain and operate its patio as any resort's restaurant/bar pool would operated, with the same industry standards. The environment will be a casual one that can be enjoyed by everyone. I have owned and operated a very popular, Old Town Scottsdale destination restaurant for seven years. In that time, industry standards were maintained if not exceeded with no violations or infractions and was successful enough to be bought out by a major publicly traded chain of restaurants. Our goal is to create the same environment that the James Hotel currently enjoys and I am sure the Hotel Valley Ho will also attain. Drift has already received great food reviews from both the Arizona Republic and the New Times. Drift has also received national notorarity as a concept and a place "not to miss" in Scottsdale. We have worked very hard to create a positive experience and continue to draw clientele from all walks of life to the Old Town Scottsdale Entertainment District. Below, I have enclosed a few of the reviews and accolades that Drift has already received.

ATTACHMENT #1



16-UP-2004  
7-15-04



- Elle Magazine Scottsdale Snaps. One of five places to visit while in Scottsdale James Hotel, AZ 88, Drift, Six, Greasewood Flats and the soon Hotel Valley Ho.
- AZ Republic "Escape the city long enough to experience Drift's Island Tranquility."
- New Times food review Steven Lemons "Drift serves some of the best ribs in the valley but the Bali Bottle Rockets are three times more addictive"
- AZ Republic food review Howard Seftel "Drift has put together a menu that would make Paul Gauguin, Capt. Bligh, and AARP members feel right at home" Three stars.
- AZ Republic "It's Kitschy, it's cool, it's Tiki!!!"
- Get-Out's Diva's dozen "Best Happy Hour"
- The Rep "Best Polynesian Drinks"
- Get Out "Best place to jump start your weekend"

**Operational Schedule:** Drift is open from 11am to 1am seven nights a week. Our kitchen stays open until 12am everyday. With the new downtown overlay passed on August 1, 2003, our proposed unique patio expansion will constitute Drift as a "bar" by definition and the checking of identification at the door eight hours a week requires a use permit.

The granting of a use permit from the City of Scottsdale will greatly enhance the immediate area surrounding the property as well as the Entertainment District Itself. Our pre-application meeting at Drift had a total of "0" people attend. Drift did receive one phone call from our neighbor to the south asking where parking would be relocated. The neighbor was informed of the proposed plan and where the additional parking was going to be acquired. Besides the one question, Drift has only received positive feedback from all its neighbors and customers with emphasis on what a unique and amazing concept idea we are proposing!

Drift will comply with all of the City of Scottsdale's criteria as follows.

- 1) Drift has not disrupted the existing balance of daytime and nighttime uses. Our proposed patio expansion will have its peak times from 12pm-6pm on Saturday and Sunday during the summer months. Drift is trying to capitalize on the weekend sunny summer days by the pool, when the surrounding tenants are not open and when local businesses are in the off-season. Pedestrian-oriented





activities will not be disrupted within the surrounding area because of the intended peak hours of operation.

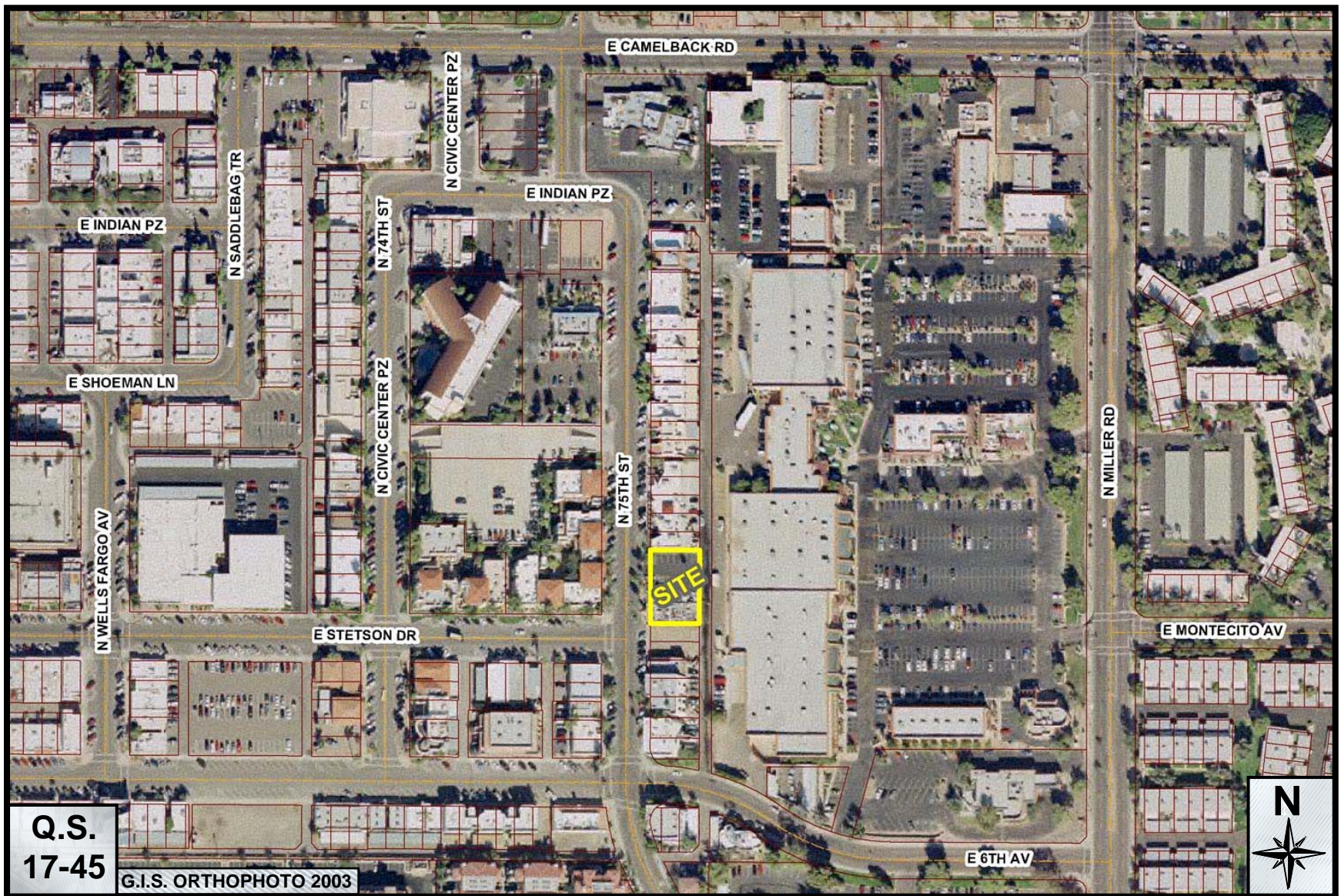
- 2) The parking issues surrounding Drift will be minimal. There is no sign of a parking problem during the intended hours of peak operation for the proposed expansion (Sat, Sun 12p.m.-6p.m.). The additional parking will be obtained in two ways. Drift has entered into a parking agreement with the office parking garage directly across the street from our location (within 600feet). Drift will also be leasing the spaces that will be occupied by the patio expansion from the City of Scottsdale directly.
- 3) Drift is not located within 500ft of a residential use or district.
- 4) An active management and security plan has been in place since Drift opened its doors. Drift has always had excellent customer service as well as a very casual clientele. Drift's atmosphere is one to relax and enjoy and security has never been a major concern. We will implement any changes that the Scottsdale Police Department deem necessary and are required in order to maintain our level of security and customer service.
- 5) Drift has never had a refuse problem, and will continue to maintain the high standards that the City of Scottsdale and I expect. Drift maintains its own refuse container on its own property with pick up in the alley and will continue to do so with the proposed expansion without any interruptions or changes.
- 6) The lighting for the proposed expansion will remain the same except for the lighting of the semi-public pool in accordance with Maricopa County Codes. The existing landscape lighting within the parking area will be relocated to the landscaping within the patio area.
- 7) The noise impact will not affect the surrounding area during our peak and non peak use. There is almost no daytime use in our surrounding area during Saturday and Sunday afternoons. The use of outdoor speakers on the patio has had no current effect on the surrounding area nor will the proposed expansion.
- 8) The use will not exceed capacity for parking and traffic for the area. The increase demand for parking will be on the weekend days during the summer when there is absolutely no parking problem.

Respectfully,

Greg Donnally  
Owner/Creator of Drift







Drift

16-UP-2004 / 6-ZN-2004

ATTACHMENT #2





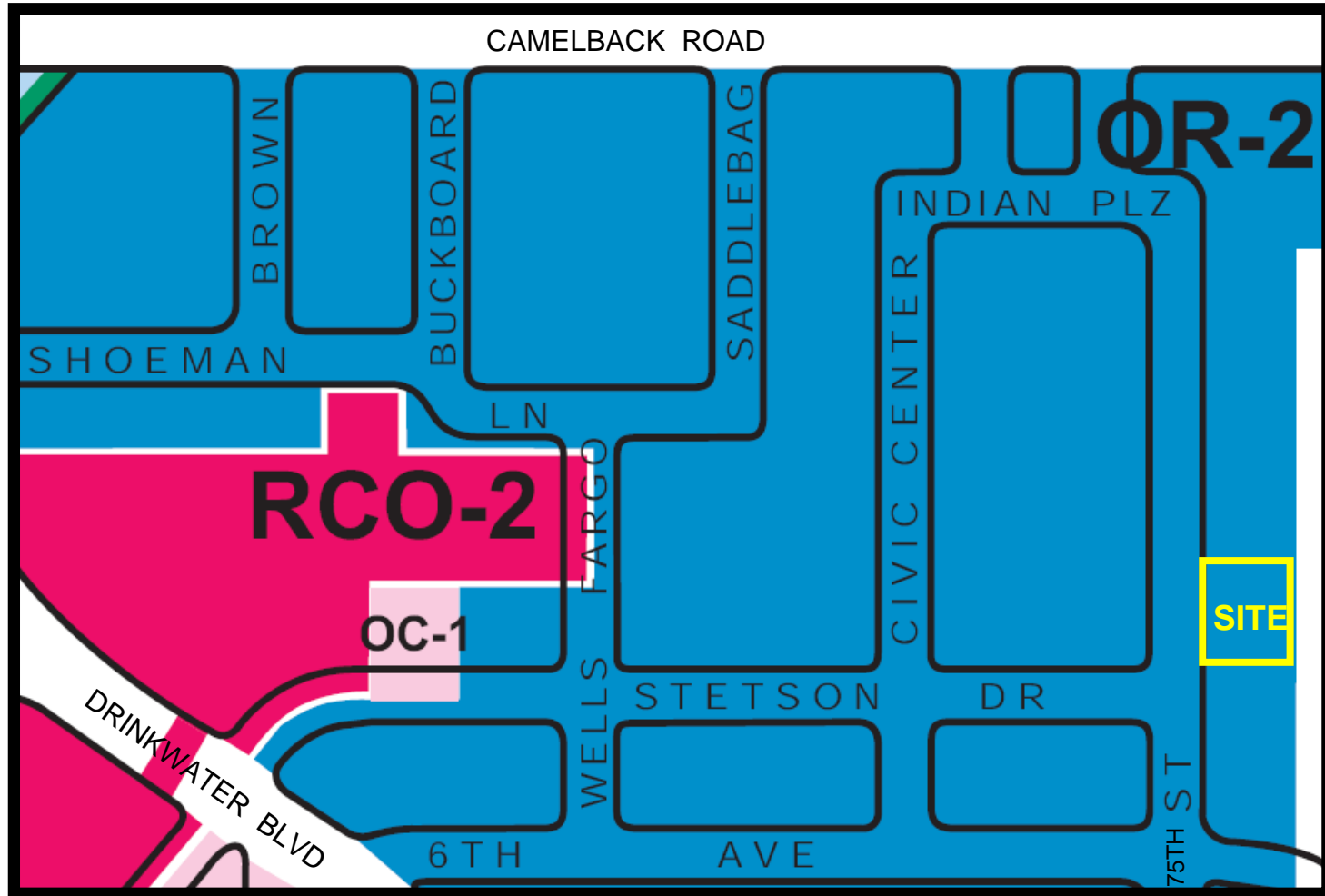
Q.S.  
17-45









G.I.S. ORTHOPHOTO 2003

Drift

**16-UP-2004 / 6-ZN-2004**

# Downtown General Plan



	Retail Specialty		Residential/Hotel
	Office Commercial		Regional Commercial/Office
	Civic Center		Residential High Density
	Office Residential		Medical



**16-UP-2004 /**  
**6-ZN-2004**  
 ATTACHMENT #3

[illegible]

ATTACHMENT #4

## **STIPULATIONS FOR CASE 6-ZN-2004**

### **PLANNING/ DEVELOPMENT**

1. **IN-LIEU PARKING.** The owner is required to purchase at a minimum the same number of permanent in-lieu parking spaces as the number of on-site parking spaces eliminated due to the building expansion. At the time of rezoning, there are 13 on-site parking spaces. The owner shall purchase the permanent in-lieu parking spaces prior to any building permits being issued for future development expansion, to the satisfaction of Planning and Development Services staff.
2. **ADDITIONAL PARKING.** Before any building permit is issued to develop the site, the owner shall provide, to the satisfaction of city staff, documents confirming that the owner has leased, for at least 5 years, all additional parking spaces required to serve the site.



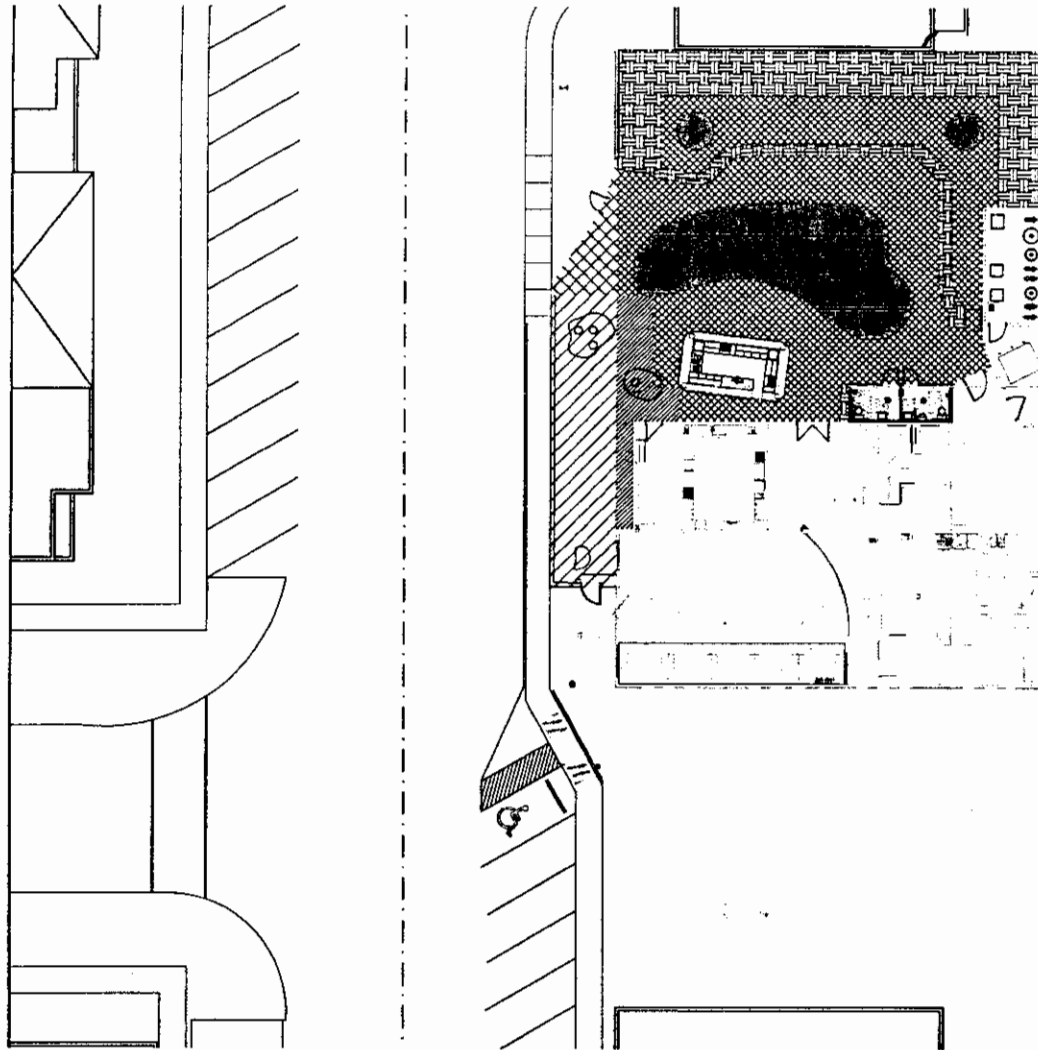
## STIPULATIONS FOR CASE 16-UP-2004

### PLANNING/ DEVELOPMENT

1. **USE PERMIT. THIS USE PERMIT (16-UP-2004) SHALL EXPIRE ONE YEAR AFTER THE DATE IT WAS APPROVED BY CITY COUNCIL. TO CONTINUE OPERATION OF THE BAR WITHOUT LAPSE, THE APPLICANT SHOULD RE-APPLY FOR A NEW USE PERMIT AT LEAST 90 DAYS BEFORE EXPIRATION.**
2. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform to the site plan submitted by City Spaces and dated by the city 9/9/2004. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
3. **OPERATIONS.** All operations on-site shall comply with the following:
  - a. No live entertainment is approved with this use permit. Any live entertainment proposed at the establishment shall apply for a Live Entertainment use permit.
  - b. Unless otherwise approved by the City in association with a Special Event or other type of application, the following noise/sound conditions shall apply.
    - (1) Music shall not have measurable noise emitted past the property line satisfactory to city staff.
    - (2) There shall be no playing of outdoor music during the times that state law does not allow liquor sales at this bar.
  - c. The owner/operator(s) / merchant(s) shall maintain and conform to a Security and Maintenance Plan approved by the Scottsdale Police Department on record with the City of Scottsdale and shall keep a copy on-site. Each year, prior to the anniversary of this use permit approval, the bar owner shall provide an update of the Security and Maintenance Plan to the Police Department and the Planning and Development Services Department. At staff's discretion, such update shall state that the Plan continues in effect as originally approved, or the update shall conform to the following: At any time that there are any changes that modify the requirements or contents of the Security and Maintenance Plan, those changes shall be documented in a revised Security and Maintenance Plan which shall be subject to approval by the Police Department, in conjunction with a Staff Approval by the Planning and Development Services Department.
  - d. The owner/operator(s) / merchant(s) shall maintain and conform to a refuse and litter control plan approved by the City of Scottsdale's Planning and Development Services Department and applicable departments on record with the City of Scottsdale and keep a copy on-site. The bar operator(s) / merchant(s) shall remove and dispose of litter and debris daily, to the satisfaction of city staff.
4. **ENCROACHMENTS WITHIN PUBLIC RIGHT-OF-WAY.** Erection or maintenance of a concrete or masonry block wall fence in a public right-of-way exceeding a height of two (2) feet above the adjacent curb is prohibited. All encroachments within the public right-of-way shall comply with the Revised City of Scottsdale Code.
5. **PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY.** Owner shall obtain a revocable

license, through Asset Management and approved by the City Council, for any existing or proposed private improvements within the public right-of-way. Revocable license shall be obtained after Development Review Board approval and prior to issuance of any building permits for the patio/bar expansion.

6. VALET PARKING. Any valet parking operations require a valet parking license with Police Department review. Valet operations may not be feasible at this site.
7. IN-LIEU PARKING. The owner is required to purchase at a minimum the same number of permanent in-lieu parking spaces as the number of on-site parking spaces eliminated due to the building expansion. The owner shall purchase the permanent in-lieu parking spaces prior to any building permits being issued for future development expansion, to the satisfaction of Planning and Development Services staff.
8. ADDITIONAL PARKING. Before any building permit is issued to develop the site, the owner shall provide, to the satisfaction of city staff, documents confirming that the owner has leased, for at least 5 years, all additional parking spaces required to serve the site.
8. ACCESSIBLE PARKING. The owner shall provide a minimum of one (1) accessible parking space to be located on the street prior to issuance of any certificate of occupancy.
9. EMERGENCY PHONE. The owner shall provide a telephone located on the wall within the patio area for emergencies to phone police or paramedics, to the satisfaction of City of Scottsdale Emergency Services staff.
10. LEASE FOR PRIVATE IMPROVEMENTS IN THE RIGHT-OF-WAY. The owner shall obtain a lease agreement, approved by the City Council, for the existing and any new private improvements located within the public right-of-way.
11. FENCE HEIGHT. Before certificate of occupancy, the owner shall erect a non-climbable fence with a minimum height of six (6) feet shall be erected to fully enclose the pool from public access, subject to approval of the Planning and Development Services staff.
12. LIGHTING. All outdoor lighting shall be low-wattage, landscape type lighting, satisfactory to city staff, unless otherwise approved by the Development Review Board.
13. PARKING SIGNAGE. Before certificate of occupancy, the owner shall provide a sign at the bar entrance and at the remote parking garage entrance, directing bar customers to the available (remote) parking spaces, satisfactory to city staff.



# Site Plan Worksheet

SCALE 1"=40'



PARKING GARAGE

SUBJECT PROPERTY  
4341 N 75TH STREET



# Parking Proximity Plan

SCALE 1"=40'





Revised.

Final Rec'd 7-15-04

5125 North 16<sup>th</sup> Street • Suite A-210 • Phoenix • AZ • 85016  
Phone: 602 • 277 • 4224 Fax: 602 • 277 • 4228 e-mail: task@taskeng.net

---

May 25, 2004

Mr. Scott Wunderlich  
Architect  
City Spaces  
3110 North 16<sup>th</sup> Street  
Phoenix, AZ 85016

Fax (602) 266-1688

**RE: Response to City of Scottsdale Traffic Impact Analysis Comments for Drift Restaurant Patio Expansion.**

Dear Mr. Wunderlich:

This letter is a response to the City of Scottsdale's comments to our Trip Generation letter for the Drift Restaurant patio expansion. Our original letter was dated April 21, 2004 and is attached to this response.

Each comment made by the City of Scottsdale is listed verbatim with our response afterwards. Additional materials as needed in response to these comments are included.

*Traffic Impact Analysis Report:*

8. *The traffic analysis needs to be revised to use a bar (drinking place) land use category and include the outside patio area.*

A trip generation table is included as Table 1 of this response to show the trip generation for the Drift Restaurant, as a "Drinking Place." The new patio area is included in the overall square footage used in Table 1.

9. *The traffic analysis should also include calculations based on maximum occupancy (from fire/building code) of the indoor and outdoor areas, including the pool. Maximum occupancy is based on the fire code (and typically assumes a 2.5 vehicle occupancy to calculated maximum trip generation).*

A simple calculation for maximum occupancy based on fire and building codes is included in the following section. A 2.5 vehicle occupancy is assumed.

## REVISED TRIP GENERATION (AS "DRINKING PLACE")

Vehicle trips are estimated for a total average weekday and for AM and PM peak hours. *Trip Generation, Seventh Edition*, published by the Institute of Transportation Engineers (ITE) in 2003 was the source for the trip rates used in this study. This is the generally accepted reference for trip generation.

The description of Drinking Place (Land Use: 936) from *Trip Generation, Seventh Edition* is:

"A drinking place contains a bar where alcoholic beverages and snacks are served and possibly some type of entertainments such as music, television screens, video games, or pool tables."

The Drift Restaurant has a full kitchen and sit-down dinner menu. The current Drift Restaurant has  $\pm 3,800$  square feet of inside space with an existing  $\pm 935$  square-foot patio. The new patio will add approximately 2,815 square feet of space. These values were used to calculate the trip generation as a drinking place.

The *ITE Trip Generation* rates were used for the peak hour of the generator, because restaurant peak hours are usually outside the 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM time periods.

Table 1 presents the resulting trip generation during warm weather for the existing restaurant with the expanded patio area. Table 1 shows the difference between the trips and also the overall difference as a percentage.

A few terms from Table 1 are explained below.

**LUC** is the Institute of Transportation Engineers (ITE) Land Use Code. It refers to the section of the ITE manual from which the trip rates were obtained.

**Units** specify the type of land used for generating trips.

**Amount** is the number of seats in the restaurant or the number of thousand gross square feet (TGSF) of floor area.

**Rates** present the number of daily, AM peak hour and PM peak hour vehicle trips to and from the subject land use per unit.

**Percent Inbound** is the percentage of AM and PM vehicle trips arriving inbound at the land use. The remaining percent of trips are leaving outbound. For instance, 25 percent of AM peak hour trips are arriving at a residential site, and the remaining 75 percent are leaving home in the AM. For daily trips, it is assumed that 50 percent are inbound trips and 50 percent are outbound trips.

***Trips*** are the calculated number of trips. They are calculated as the amount times the rate times the percent inbound or outbound.

As can be seen from the revised trip generation tables, the proposed expansion will increase the trip generation of the restaurant by approximately 60% at peak times in warm weather when the outdoor seating is attractive.

**Table 1**  
**Trip Generation Comparison – Warm Weather Case**  
*Drift Patio Expansion*

	Current Use (Drinking Place)	New Use (Drinking Place)	Difference	% Change
LUC	936	936		
Units	TGSF	TGSF		
Amount	4.7	7.5		
Trip Rates:				
Daily	N/A	N/A		
Saturday	N/A	N/A		
AM Peak Hour	N/A	N/A		
PM Peak Hour (Adj. Street)	11.34	11.34		
PM Peak Hour (Generator)	15.49	15.49		
% Inbound:				
AM Peak Hour	N/A	N/A		
PM Peak Hour (Adj. Street)	66%	66%		
PM Peak Hour (Generator)	68%	68%		
Trips:				
Weekday	--	--	--	--
AM Pk Hr Inbound	--	--	--	--
AM Pk Hr Outbound	--	--	--	--
PM Pk Hr Inbound (Adj. Street)	35	56	21	60%
PM Pk Hr Outbound (Adj. Street)	18	29	11	61%
PM Pk Hr Inbound (Generator)	50	79	29	58%
PM Pk Hr Outbound (Generator)	23	37	14	61%

## MAXIMUM CAPACITY TRIP GENERATION

The maximum capacity of the Drift Restaurant was calculated with the help of the architects at City Spaces. The useable square footages that represent places in the restaurant and patio that patrons are allowed were as follows:

Inside Dining Area: 1,588 square feet  
Total Patio (New + Old): 1,933 square feet

The minimum square footage is one person per 15 square feet according to City Spaces. Therefore the capacity for the Inside Dining Area and Total Patio Area were as follows:

$$\begin{aligned}\text{Inside Dining Area: } & \frac{1,588 \text{ SQFT}}{15 \text{ SQFT / PERSON}} = 106 \text{ people} \\ \text{Total Patio (New + Old): } & \frac{1,933 \text{ SQFT}}{15 \text{ SQFT / Person}} = 129 \text{ people}\end{aligned}$$

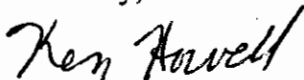
Hence, the capacity for the Drift Restaurant would be 235 customers. If a vehicle occupancy of 2.5 customers per vehicle was assumed then the maximum customer vehicles for the Drift Restaurant would be:  $\frac{235 \text{ Customers}}{2.5 \text{ People Per Vehicle}} = 94 \text{ vehicles}.$

## SUMMARY

In summary, the Drift Restaurant is a minor traffic generator. The largest increase in traffic due to the patio expansion will be in evening peak hour of the generator during warm weather. This is expected to be an increase of 43 trips in the evening peak hour. The impact in cold weather and during the peak hour of the adjacent streets is expected to be less.

I hope this addresses the traffic issues relating to this development. If you have any questions, or if I can be of further assistance, please let me know.

Sincerely,



Ken Howell, P. E., P.T.O.E.  
Traffic Engineer

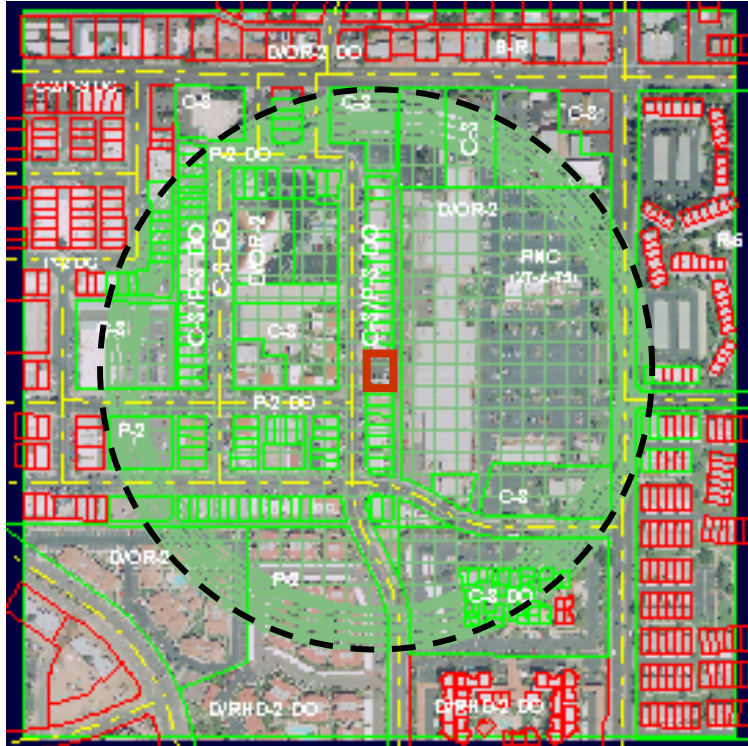
**Drift**  
**6-ZN-2004 & 16-UP-2004**

Attachment #8. Citizen Involvement

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.



## City Notifications – Mailing List Selection Map



### Map Legend:



## Site Boundary



## Properties within 750-feet

**Additional Notifications:**

- Interested Parties List
- Casita Colony Recreation Association
- Heatherbrae House Unit Two Condominium Association
- Scottsdale Shadows

**Q.S.**  
**17-45**

**Labels pulled 4/12/04**



# Drift Restaurant

## 6-ZN-2004 & 16-UP-2004

